

**TOWN OF VERNON**  
**Planning & Zoning Commission (PZC)**  
**Draft Minutes – Regular Meeting**  
Thursday, June 5, 2014, 7:30 PM  
Council Chambers, Third Floor  
Memorial Building  
14 Park Place  
Rockville/Vernon, CT

RECEIVED  
VERNON TOWN CLERK  
14 JUN 11 PM 3:00

**1. Call to Order & Roll Call**

- Meeting was called to order by Chairman Francis Kaplan at 7:31 P.M.
- **Regular Members Present:** Francis Kaplan, Victor Riscassi, Harry Thomas, Wes Shorts, B. Peter Hobbs, Ronald Scussel and Charles Bardes.
- **Alternate Members Present:** None
- **Staff Present:** Shaun Gately, Economic Development Coordinator & Interim Planner
- **Recording Secretary:** Karen C. Daigle

**2. Administrative Actions/ Requests**

**2.1 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business"**

- Mr. Scussel, seconded by Mr. Thomas made a motion to approve the agenda as written. Motion carried unanimously.

**2.2 Communications received NOT related to Agenda items**

- Referral of a pending application from the Town of Manchester to construct a cell tower at 701 Lydall Street in Manchester.

**2.3 Acceptance of Minutes from 5/15/14 and other previous PZC meetings of 12/1/11, 8/18/11, 6/9/11, 1/6/11 & 12/16/10.**

- Mr. Riscassi, seconded by Mr. Thomas made a motion to approve the Regular Meeting minutes of 5/15/14, 12/1/11, 8/18/11, 6/9/11, 1/6/11 & 12/16/10.
- Mr. Hobbs, seconded by Mr. Riscassi, made an amendment to separate the minutes of 5/15/14 from the previous minutes of 12/1/11, 8/18/11, 6/9/11, 1/6/11 & 12/16/10.

- Mr. Thomas, seconded by Mr. Riscassi, made a motion to accept the minutes from the 5/15/14 meeting. Motion was carried 5-0-2 with abstentions from Mr. Bardes and Mr. Scussel.
- Mr. Thomas, seconded by Mr. Hobbs made a motion to accept the minutes of 12/1/11, 8/18/11, 6/9/11, 1/6/11 and 12/16/10. Discussion took place. Mr. Thomas withdrew his motion to accept said minutes. Mr. Scussel, seconded by Harry Thomas, made a motion to accept all the minutes based on no corrections or objections. Motion carried 6-0-1 with one abstention from Mr. Hobbs.

### **3. Public Hearing and Action on Application**

**Application (PZ-2014-08) of Eric A. Santini and Kevin W. Santini for a Special Permit/Site Plan of Development to construct Multi-Family Housing Units at #1108, 1116 Hartford Turnpike and other adjoining parcel (Assessor's ID: Map #38, Block #0068, Lot/Parcel #0020B, #00021, #0021A)**

- A letter dated May 28, 2014 from the law firm of Jacobs, Walker, Rice & Barry was received requesting an extension on this public hearing until July 3, 2014. The Inlands/Wetlands Commission rescheduled their public hearing to June 24, 2014.
- A motion to accept said letter was made by Mr. Bardes, seconded by Mr. Thomas. The motion did not go to vote. Discussion took place as to timing and dates running concurrent with Inlands/Wetlands.
- Mr. Kaplan, seconded by Mr. Scussel, made a motion to reschedule Application (PZ-2014-08) of Eric A. Santini and Kevin W. Santini for a Special Permit/Site Plan of Development to construct Multi-Family Housing Units at #1108, 1116 Hartford Turnpike and other adjoining parcel (Assessor's ID: Map #38, Block #0068, Lot/Parcel #0020B, #00021, #0021A) to July 17, 2014. Discussion took place. Motion carried unanimously.

### **4. Other Business**

#### **4.1 Receipt of Application**

**4.1.2 Application [PZ-2014-09] of Park West Apartments, Inc. for a Special Permit for Excavation and Site Plan Approval for construction of a non- residential Community Center at #24 Terrace Drive (Assessor's ID: Map #22, Block #38, Lot/Parcel #00044 and Map #22, Block #42, Lot/Parcel #0001C)**

- Mr. Bardes, seconded by Mr. Scussel, moved a Motion to Receive and schedule a Public Hearing for June 19, 2014, 2014. Motion carried unanimously.

**4.1.3 Application [PZ-2014-10] of Pet Valu Inc. for a Special Permit for a Pet Value Store at 378 Kelly Road (Assessor's ID: Map #02, Block #0009, Lot/Parcel #0001B.**

- Mr. Bardes, seconded by Mr. Thomas, moved a Motion to Receive and schedule a Public Hearing for June 19, 2014, 2014. Motion carried unanimously.

**4.2 Additional business to be considered should be introduced under PZC meeting agenda item “#2.1 Amendment / Adoption of Agenda” at the beginning of the meeting.**

**4.2.1** Mr. Hobbs, seconded by Mr. Riscassi, made a motion to cancel the July 3, 2014 PZC meeting due to lack of a quorum. Motion carried unanimously.

**4.2.2** Mr. Hobbs questioned Mr. Gately on the status of Section 21 of the Regulations. Mr. Gately responded that said section needs to be codified into the Regulations along with changes that were made.

**5. Adjournment.**

- Mr. Shorts, seconded by Mr. Thomas made a Motion to Adjourn. Motion carried unanimously.
- Meeting adjourned at 8:12 P.M.

Respectfully submitted,

Karen C. Daigle  
Recording Secretary